



THE
A-TEAM

**RE/MAX
FIRST**

1615 12 Avenue, Calgary T3C 0R3

MLS®#: **A2164015**

Area: **Sunalta**

Listing Date: **09/13/24**

List Price: **\$1,098,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1948**

Finished Floor Area

Abv Sqft: **987**
Low Sqft:
Ttl Sqft: **987**

Lot Information

Lot Sz Ar: **6,501 sqft**
Lot Shape:

DOM

6
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Parking Pad,RV Access/Parking,Single Garage Detached**

Parking

Ttl Park: **5**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Hardwood,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 8`0"
Dining Room	Main	14`3" x 8`5"
Living Room	Main	17`11" x 14`8"
3pc Bathroom	Lower	5`0" x 6`9"
Kitchen	Lower	9`3" x 12`10"
Furnace/Utility Room	Lower	15`4" x 13`2"

Room	Level	Dimensions
Bedroom	Main	9`7" x 13`2"
Kitchen With Eating Area	Main	6`7" x 7`5"
Bedroom - Primary	Main	12`11" x 10`10"
Bedroom	Lower	14`8" x 10`6"
Game Room	Lower	15`3" x 12`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5380V

Zoning:
M-CG d111

Remarks

Pub Rmks: *****INVESTOR/BUILDER ALERT*** M-CG d111 zoning, 50 x 130, Double Lot, Potential to develop a 4 plex + 4 basement suites OR an 8 unit apartment building (just like the one beside it). The property currently generates around \$40,000 per year in rental income (up and down together) and still has potential to go up. Sunalta is a HIGH DEMAND community for its TOP Public school zone (Sunalta School K-6, Mount Royal School 7-9, Western Canada High School 10-12), its walking distance to LRT, Downtown Core, and everything else that downtown life style can offer! Whether redevelopment for Resale or Rental, it holds its value for immediate action or future plan! Book your showing today before it is gone!**

Inclusions:
Property Listed By: **NA**
Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







Basement (Below Grade) Exterior Area 882.31 sq ft
Interior Area 801.38 sq ft

Main Floor Exterior Area 987.48 sq ft
Interior Area 915.45 sq ft



